



City of El Paso – City Plan Commission Staff Report

*****REVISED*****

Case No: SURW15-00007 Florence Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: July 30, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: South of Father Rahm, East of Campbell
Acreage: .42 acres
Rep District: 8
Existing Use: Street
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Armijo Park (70 feet)
Nearest School: Aoy Elementary (712.9 ft)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Centro de Salud Familiar La Fe
Applicant: Centro de Salud Familiar La Fe
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartments)/Quadruplex
South: C-4 (Commercial)/Church
East: C-4/sp (Commercial/special permit)/Clinic
West: A-3 (Apartments)/Charter School

PLAN EL PASO DESIGNATION: G3, Post War

NEIGHBORHOOD INPUT:

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no communication in support or opposition to this request.

APPLICATION DESCRIPTION

The applicant proposes to vacate a .42 acre portion of Florence Street between Father Rahm Avenue and Sixth Street in the city's Segundo Barrio Neighborhood. Florence is currently an active local street with a 70 foot right-of-way width and accommodates 24 on street parking spaces. The intent of the vacation

is to provide a safe pedestrian crossing for students between educational facilities operated by the applicant and to create a civic space for students, patients of La Fe Clinic and Segundo Barrio residents.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval.

Planning Division Recommendation

Planning recommends **approval** of the vacation subject to the following conditions:

1. The entire length and width of Florence Street shall be retained as a public utility easement and no structures shall be constructed that interfere with existing utility infrastructure and access.
2. The applicant shall be responsible for the cost of removal of the existing street light within the subject property or shall assume responsibility for its operation and maintenance.
3. Prior to, or concurrent with final approval by city council of this vacation application, the applicant will dedicate a pedestrian access easement for the existing sidewalk and parkway along Florence street adjacent to Lots 11 through 13, Block 82, Campbell Addition, City of El Paso, El Paso County, Texas. This easement shall be dedicated in perpetuity.
4. Prior to, or concurrent with final approval by city council of this vacation application the applicant will dedicate a 26 foot wide emergency access easement along Florence street adjacent to Lots 11 through 20, Block 82, Campbell Addition, City of El Paso, El Paso County, Texas. This easement shall be dedicated in perpetuity.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Capital Improvement Program

The Capital Improvements Department recommends that Florence remain open to vehicular and pedestrian traffic as this segment is a portion of an existing grid network designed to provide alternative routes to vehicular and pedestrian traffic through a well-connected roadway network. We further recommend that the following traffic calming alternatives be considered in place of right-of-way vacation:

1. Installation of curb extension at both ends of the subject block of Florence – Father Rahm and Sixth Street
2. Addition of a center landscaped median
3. Addition of a mid-block speed table

El Paso Water Utilities

EPWU's has reviewed the above reference street vacation request and provide the following comments:

1. EPWU's planning and development section does not object to this request with a condition that the rights-of-way to be vacated shall remain a full-width utility easement in order to enable the construction, operation and maintenance of existing utility facilities.

Water:

2. There is an existing 12-inch diameter flow line along Florence St. The water main is located approximately 17 feet west from the center line of the public right-of-way. The flow line is being feed from Well #10 along Florence St. and flowing into a 20-inch flow line along Father Rahm Ave.

Sanitary Sewer:

3. EPWU records indicate there are no sanitary sewer mains along Florence St.

General:

4. EPWU-PSB requires access to the existing water facilities 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easement without the written consent of EPWU-PSB. The placement of trees or planters shall be 10-feet away from any water/sewer facility.

Streets and Maintenance Department

There is an existing street light within the public ROW to be vacated. Light must either be removed or La Fe must take over payment of the power.

El Paso County 911 District

No comments received.

El Paso Fire Department

Recommends Approval.

Central Appraisal District

No objections.

El Paso Electric Company

El Paso Electric has no objections to the vacation of the street. However, we do require easement rights to be maintained for our facilities.

Texas Gas Company

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Metes and Bounds
5. Application

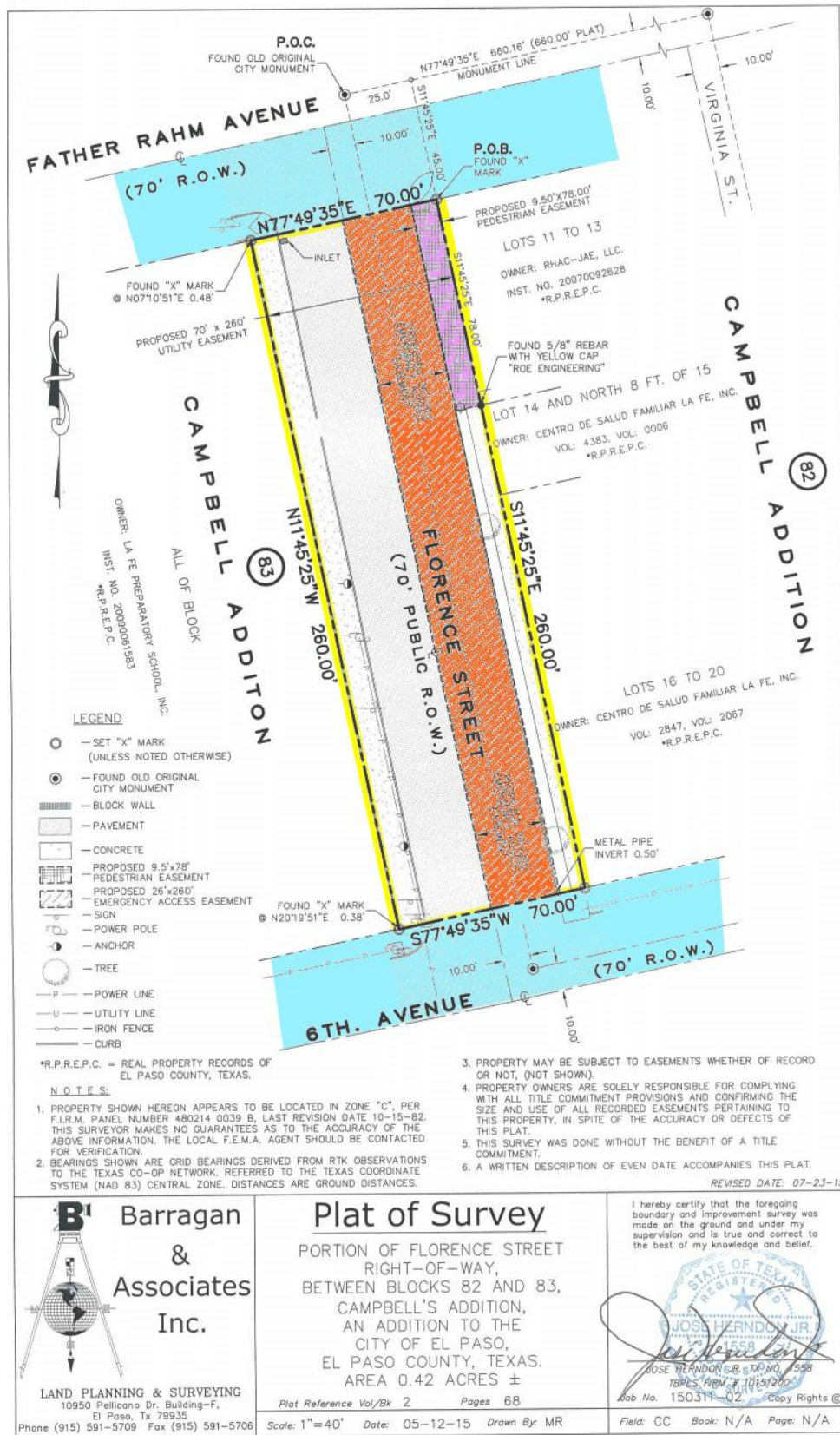
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

Description of a 0.42 acre parcel being a portion of Florence Street Right-of-way, between Blocks 82 and 83, Campbell's Addition, An addition to the city of El Paso, El Paso County, Texas, according to the plat thereof record in Volume 2, Page 68, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at a found original old city monument located 10 feet north and 10 feet east from the centerline intersection of Florence Street and Father Rahm Avenue, from **WHENCE**, a found original city monument 10 feet north and 10 feet east from the centerline intersection of Father Rahm Avenue and Virginia Street bears N 77°49'35" E, a distance of 660.16 feet (660.00 feet-Plat); **THENCE**, N 77°49'35" E, along the monument line of Father Rahm Avenue, a distance of 25.00 feet to a point; **THENCE**, S 11°45'25" E, a distance of 45.00 to a found "x" mark at the intersection of the southerly right-of-way line of Father Rahm Avenue and the easterly right-of-way line of Florence Street, said mark being the **POINT OF BEGINNING** of this description:

THENCE, S 11°45'25" E, along said easterly right-of-way line of Florence Street and westerly boundary line of Block 82, Campbell's Addition, at 78.00 feet passing 5/8" rebar with cap stamped "ROE ENGINEERING" a total distance of 260.00 feet to a set chiseled "x" mark at the most southwesterly corner of said Block 82 and the northerly right-of-way line of 6TH Avenue;

THENCE, S 77°49'35" W, crossing Florence Street, a distance of 70.00 to a point on the most southeasterly corner of Block 83, Campbell's Addition and the westerly right-of-way line of Florence Street, from **WHENCE** a found chiseled "x" mark bears N 20°19'51" E a distance of 0.38 feet;

THENCE, N 11°45'25" W, along the westerly right-of-way line of Florence Street and the easterly boundary line of said Block 83, a distance of 260.00 feet to a point for the intersection of the southerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Florence Street, from **WHENCE** a found chiseled "x" mark bears N 07°10'51" E a distance of 0.48 feet;

THENCE, N 77°49'35" E, crossing Florence Street, a distance of 70.00 feet to the **POINT OF BEGINNING** of this description, and containing in all 0.42 acres of land more or less.

NOTES:

1. A Plat of Survey of even date accompanies this description.
2. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
3. Bearings shown are Grid Bearings derived from RTK Observations to the Texas CO-OP network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground Distances.
4. This description does not intend to be part of a subdivision process which may be required by City of El Paso ordinance, and it is the client's /owner's responsibility to comply with this ordinance if required.


Jose Herndon Jr., Texas R.P.L.S. No. 1558,
May 12, 2015
Revised date: 07-23-15
Florence-St.-vacate-REV-072015

ATTACHMENT 5



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 5/7/15

File No. SURW15-00007

1. APPLICANTS NAME Centro De Salud Familiar La Fe Inc.

ADDRESS 1314 E. Yandell ZIP CODE 79902 TELEPHONE (915)534-7979

2. Request is hereby made to vacate the following: (check one)

Street ☒ Alley ☐ Easement ☐ Other ☐

Street Name(s) Florence St Subdivision Name Campbell's Addition

Abutting Blocks 82 and 83 Abutting Lots

3. Reason for vacation request: Create pedestrian connection between both La Fe Educational Facilities to ensure the safety of the students.

4. Surface Improvements located in subject property to be vacated:

None ☐ Paving ☒ Curb & Gutter ☒ Power Lines/Poles ☒ Fences/Walls ☒ Structures ☐ Other ☐

5. Underground Improvements located in the existing rights-of-way:

None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

6. Future use of the vacated right-of-way:

Yards ☐ Parking ☐ Expand Building Area ☐ Replat with abutting Land ☐ Other ☒ Pedestrian Open Areas to connect La Fe facilities

7. Related Applications which are pending (give name or file number):

Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☒ NONE

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
	All of Block 83, Campbell's Addition	(915)534-7979
	Lots 1-5, 16-20, Block 82, Campbell's Addition	(915)534-7979
	Lot 14, N8' of Lot 15, Block 82, Campbell's Addition	(915)534-7979

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085